

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 19, 1972

Application No. 11160 25th and Virginia Avenue Associates,
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
July 25, 1972.

EFFECTIVE DATE OF ORDER - July 26, 1972

ORDERED:

That the application for permission to erect apartment
building with roof structures in accordance with Section 3308
at 800 - 25th Street, NW., Lot 846, Square 17, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in the R-5-B District.
 2. The property is present unimproved and appellant
request permission to establish an apartment building on the
subject site.
 3. There will be ten (10) stories and the lot area is
18,693 square feet; the allowable area of roof structure is
6,916 square feet; the area of roof structure is 3,702 square
feet making the allowable building floor area ratio 5.0.
 4. The roof structure will encompass mechanical equip-
ment, stairs and elevator machinery.
 5. The material and color of the street facade will be
pre-cast concrete and brick to match in color and texture of
the street facade consisting of pre-cast concrete face brick.
 6. The color of the roof structure shall be off white
pre-cast frame with slightly gray pierced masonry panels.
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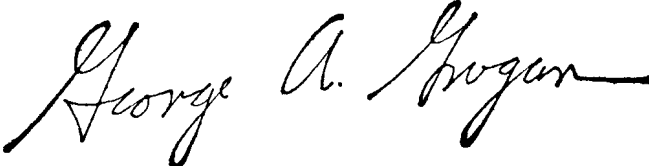
7. At the public hearing there was opposition as to the granting of this appeal. The opposition's objections was based upon allegation that the proposed structure will increase additional pollution from the increased number of cars and incinerators that will come to the neighborhood. There was also a registered objection as to the construction of the proposed 90 foot building cutting off air and sun to the existing homes.

OPINION:

The Board concludes that the roof structures of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:


By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.